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LEGISLATIVE SUPPLEMENT

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PART I

GOVERNMENT OF PUNJAB

DEPARTMENT OF LEGAL AND LEGISLATIVE AFFAIRS, PUNJAB

NOTIFICATION

The 3rd November, 2025

No. 16-Leg./2025.- The following Act of the Legislature of the State of Punjab received the assent of the Governor of Punjab on the 16th day of October, 2025, is hereby published for general information :-

THE PUNJAB CO-OPERATIVE SOCIETIES (AMENDMENT) ACT, 2025

(Punjab Act No. 15 of 2025)

AN

ACT

further to amend the Punjab Co-operative Societies Act, 1961.

Be it enacted by the Legislature of the State of Punjab in the Seventy-sixth year of the Republic of India as follows:-

Short title and commencement.

1. (1) This Act may be called the Punjab Co-operative Societies (Amendment) Act, 2025.

(2) It shall come into force on and with effect from the date of its publication in the Official Gazette.

Amendment in section 37 of Punjab Act 25 of 1961.

2. In the Punjab Co-operative Societies Act, 1961 (hereinafter referred to as the principal Act), in section 37, for clauses (2) and (3), the following shall be substituted, namely:-

"(2) any debenture issued by any society not creating or extinguishing rights in immovable property; or

(3) any endorsement upon or transfer of any such debenture:

Provided that the Government may, by notification in the Official Gazette, direct that the exemption under this section, or any part thereof, shall not apply to such class or classes of co-operative societies, or to such categories of instruments, as may be specified in the notification and upon issuance of such notification, the co-operative societies or instruments, so notified, shall be deemed to fall within the scope of clauses (b) and (c) of sub-section (1) of section 17 of the Registration Act, 1908, and shall, accordingly, be subject to compulsory registration under the said Act."

3. In the principal Act, in section 38 in sub-section (3), in clause (d), at the end, for the sign ".", the sign ":" shall be substituted and thereafter, the following proviso shall be added, namely:- Amendment in section 38 of Punjab Act 25 of 1961.

"Provided that the Government may also, by notification, withdraw, vary, or restrict any such remission or exemption granted under this section, whether generally or in respect of any class or classes of co-operative societies, or for any category of instruments."

Sd/-
B.B.S. TEJI,
Principal Secretary to Government of Punjab,
Department of Legal and Legislative Affairs.

3546/11-2025/Pb. Govt. Press, S.A.S. Nagar

PART I

GOVERNMENT OF PUNJAB

DEPARTMENT OF LEGAL AND LEGISLATIVE AFFAIRS, PUNJAB

NOTIFICATION

The 3rd November, 2025

No. 17-Leg./2025.- The following Act of the Legislature of the State of Punjab received the assent of the Governor of Punjab on the 17th day of October, 2025, is hereby published for general information :-

THE PUNJAB TOWN IMPROVEMENT (AMENDMENT) ACT, 2025

(Punjab Act No. 16 of 2025)

AN

ACT

further to amend the Punjab Town Improvement Act, 1922.

Be it enacted by the Legislature of the State of Punjab in the Seventy-sixth year of the Republic of India as follows:-

Short title and commencement.

1. (1) This Act may be called the Punjab Town Improvement (Amendment) Act, 2025.

(2) It shall come into force on and with effect from the date of its publication in the Official Gazette.

Amendment in Section 2 of Punjab Act 4 of 1922.

2. In the Punjab Town Improvement Act, 1922 (hereinafter referred to as the principal Act), in section 2,-

(i) in clause (10), at the end, the word "and" shall be omitted; and

(ii) in clause (11), at the end, for the sign ".", the sign and word "; and" shall be substituted and thereafter, the following clause shall be added, namely:-

"(12) "Municipal Development Fund" means a budgetary provision for the development and management of civic infrastructure in municipalities of the State."

Insertion of new Section 69-B in Punjab Act 4 of 1922.

3. In the principal Act, after section 69-A, the following section shall be inserted, namely:-

"69-B. Transfer of trust funds to Municipal Development Fund. Such portion of monies, as may be prescribed, received by the Trust from the disposal of lands, buildings and other moveable or immovable properties, shall be

transferred towards the Municipal Development Fund, in such manner, as may be prescribed."

Sd/-
B.B.S. TEJI,
Principal Secretary to Government of Punjab,
Department of Legal and Legislative Affairs.

3546/11-2025/Pb. Govt. Press, S.A.S. Nagar

PART I

GOVERNMENT OF PUNJAB

DEPARTMENT OF LEGAL AND LEGISLATIVE AFFAIRS, PUNJAB

NOTIFICATION

The 3rd November, 2025

No. 18-Leg./2025.- The following Act of the Legislature of the State of Punjab received the assent of the Governor of Punjab on the 17th day of October, 2025, is hereby published for general information :-

THE PUNJAB APARTMENT AND PROPERTY REGULATION (AMENDMENT) ACT, 2025

(Punjab Act No. 17 of 2025)

AN

ACT

further to amend the Punjab Apartment and Property Regulation Act, 1995.

BE it enacted by the Legislature of the State of Punjab in the Seventy-sixth year of the Republic of India, as follows:-

Short title and commencement.

1. (1) This Act may be called the Punjab Apartment and Property Regulation (Amendment) Act, 2025.

(2) It shall come into force on and with effect from the date of its publication in the Official Gazette.

Amendment in section 5 of Punjab Act 14 of 1995.

2. In the Punjab Apartment and Property Regulation Act, 1995, in section 5,-

(a) for sub-section (1), the following sub-section shall be substituted, namely:-

"(1) Any promoter, who desires to develop a land into a colony having the prescribed qualifications, shall make an application in the prescribed form alongwith his title of minimum land, as may be notified by the Government, but not less than twenty-five percent of project land and irrevocable consent alongwith any registered agreement duly recorded in revenue record for the rest of land, if it is owned by other persons; permission for conversion of land use from the competent authority; and the prescribed information, with the prescribed fee and charges, to the competent authority for grant of permission for the same and separate permission shall be necessary for each colony.";

(b) in sub-section (3), for clause (ii), the following clause shall be substituted, namely:-

"(ii) furnish a bank guarantee equal to thirty-five percent of the estimated cost of the development works certified by the competent authority or any other guarantees, as may be notified by the Government, to secure payment of Internal Development Works and the promoter shall submit an undertaking with regard to entering into an agreement in the prescribed form for carrying out the completion of development works in accordance with the conditions of the license so granted;"; and

(c) for sub-section (8), the following sub-section shall be substituted, namely:-

"(8) The Government may allow the payment of external development charges and other charges mentioned in such instalments, as may be notified by it, from time to time. In such case, the first instalment shall be deposited before the grant of license and the promoter shall furnish bank guarantee and give an undertaking to pay the balance amount as per notified schedule of instalments supported by such bank guarantee or any other additional guarantees, as may be notified by the Government, to secure payment of the balance instalments.".

Sd/-
B.B.S. TEJI,
Principal Secretary to Government of Punjab,
Department of Legal and Legislative Affairs.

3546/11-2025/Pb. Govt. Press, S.A.S. Nagar

PART-III

GOVERNMENT OF PUNJAB

DEPARTMENT OF RURAL DEVELOPMENT AND PANCHAYATS
(LAND DEVELOPMENT BRANCH)

NOTIFICATION

The 31st October, 2025

No. G.S.R. 173/P.A.18/1961/S.15/Amd.(26)/2025.- In exercise of the powers conferred by section 15 of the Punjab Village Common Lands (Regulation) Act 1961 (Punjab Act No. 18 of 1961), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to make the following rules, further to amend the Punjab Village Common Lands (Regulation) Rules, 1964, namely:-

RULES

1. (1) These rules may be called the Punjab Village Common Lands (Regulation) (First Amendment) Rules, 2025.

(2) They shall come into force on and with effect from the date of their publication in the Official Gazette.

2. In the Punjab Village Common Lands (Regulation) Rules, 1964, in rule 12-A, for sub-rule (2), the following shall be substituted, namely:-

"(2) The abandoned or active (running) paths (rastas) or water courses (Khals) in shamlat deh falling in all Government licensed projects, may also be transferred by sale or exchange in accordance with the following procedure and conditions, namely:-

(i) Intended applicant shall upload the following documents to purchase or exchange shamlat deh in rastas and khals of Gram Panchayat, namely,-

(a) valid license from Housing and Urban Development Department;

(b) aksh shajra and google map indicating the rastas or Khals;

(c) khatauni and khasra numbers and total area; and

(d) Gram Panchayat resolution approving the sale or exchange.

(ii) Pre and post-permission drone mapping to ascertain ground status shall be mandatory at the time of submission of application and within six months of approval, respectively.

(3) Any proposal for sale of rastas or khals pending for adjudication in the Hon'ble High Court shall be accompanied by a certificate issued by

the Director Consolidation, Punjab to the effect that such rastas or khals are abandoned. The applicant shall upload this certificate on the designated portal:

Provided that the Department of Revenue, Rehabilitation, and Disaster Management shall ensure that the Director, Consolidation, Punjab takes a decision on issuing the requisite certificate within fifteen days from the date of publication of this notification in the Official Gazette. Compliance in this regard shall be reflected through a status report on the portal. For pending cases that do not fall within the ambit of the order of the Hon'ble High Court, the requirement of obtaining such certificate shall not apply.

(4) For exchange of active (running) paths (rastas) and khals, there shall be the following procedure, namely:-

(i) Application for exchange of active paths (rastas) or water courses (khals) shall be submitted on the portal without requiring the certificate of Director, Consolidation, Punjab, subject to the following conditions, namely:-

(a) Applicants shall propose a clear alternative shortest possible route (rastas/khals) to maintain access or water flow to other parcels;

(b) The route shall be clearly marked on Aksh Sajra and submitted with supporting satellite images;

(c) The sale price of the applicable Collector rate of the land in question shall be deposited into the bank account of the concerned Gram Panchayat, once affirmed;

(d) Drone mapping both at the time of application and within six months of approval, must show existing and alternative rastas or khals and pre and post-permission land conditions/image/ status;

(e) Drone mapping done at the time of application and within six months of approval, shall be physically verified and certified by the concerned District Revenue Officer for rastas and Executive Engineer (Water Resources) for Khals. Final review report shall be routed through the Deputy Commissioner concerned and the same shall be uploaded on the portal;

(f) Merging of the existing rastas or khals into the applicant's project shall be prohibited until the permission is granted;

(g) Upon recommendation from the District Level Committee, the Department of Rural Development and Panchayats, shall take final decision within fifteen days; and

(h) The sale proceeds shall be deposited in a fixed deposit account of the concerned Gram Panchayat, as per prevailing procedures.

(5) All applications (pending and new) on the portal, shall be reviewed by a District Level Committee within fifteen days on the basis of revenue records i.e. aksh sajra, google map, khatauni or khasra numbers (area in acres or kanals or marlas), site inspection, and documentation submitted through the portal.

(6) The District Level Committee shall comprise the following, namely:-

(i)	Deputy Commissioner	Chairperson
(ii)	District Development and Panchayat Officer	Member Secretary
(iii)	Executive Engineer (Water Resources)	Member
(iv)	District Revenue officer	Member
(v)	District Town Planner	Member
(vi)	Concerned Block and Development and Panchayat Officer	Member

(7) The District Level committee shall follow the following procedure, namely:-

(i) The abandoned rasta or khal of Gram Panchayat shall be sold at two times of the Collector rate applicable, payable to the Gram Panchayat concerned.

(ii) Additionally, two times of the Collector rate shall also be paid by the applicant to the State Government towards 'Enhanced Value Capture' charges, as it shall be used as a licensed area.

(iii) The Collector rate shall be taken as per the category of land as it exists at the time of application (i.e. actual revenue classification of the land) ".

Sd/-
AJIT BALAJI JOSHI, I.A.S.,
Secretary to Government of Punjab,
Department of Rural Development
and Panchayats.

3546/11-2025/Pb. Govt. Press, S.A.S. Nagar